



Oblong Land Conservancy, Inc.  
Tax Lot 6957-20-943088  
Deed Ref: Inst. ID # 2-2020-52319

STATE AND FEDERAL WETLANDS  
BOUNDARY BEYOND PROPERTY LIMITS  
MAPPED BY NYSDEC REGION 3

#### LEGEND

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- SILT FENCE

100-YEAR FLOODPLAIN

SURVEY CONDUCTED BY MICHAEL PARRELLA, PLS  
APRIL 20, 2022

NOTES:  
EXISTING UNDERGROUND UTILITIES SHOWN  
IN APPROXIMATE LOCATION. OWNER/BUILDER  
TO CONFIRM ACTUAL LOCATIONS.

#### PLANNING BOARD – VILLAGE OF PAWLING

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF  
PAWLING, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_. SUBJECT TO ALL REQUIREMENTS AND  
CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES,  
MODIFICATIONS, OR REVISIONS TO THIS PLAN AS APPROVED, SHALL VOID THIS  
APPROVAL.

Planning Board Chairperson

Date

#### OWNER CONSENT

THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATE THAT THEY  
ARE FAMILIAR WITH THE MAP, ITS CONTENTS AND ALL SAID TERMS AND  
CONDITIONS AS STATED HEREON AND CONSENT TO THE FILING OF THIS PLAN.

Owner Signature

Date

2/24/24

David Thomson  
Tax Lot 6957-20-968153  
Deed Ref: Inst. ID # 2-2007-8265

LIMIT OF DISTURBANCE = 0.30 ACRES

Fausto Villatoro  
Tax Lot 6957-20-969133  
Deed Ref: Inst. ID # 2-2006-5338



Fausto Villatoro  
Tax Lot 6957-20-969133  
Deed Ref: Inst. ID # 2-2006-5338

INSTALL CLEANOUT /  
OBSERVATION

INSTALL NEW WATER  
SERVICE TO NEW DWELLING  
USING 1" DIA. 15' X ASTM B88  
COPPER PIPE. WATER LINE TO  
BE MIN. 4" BELOW FINISHED GRADE.

INSTALL NEW WATER SERVICE  
VALVE CONFORMING TO ARWA C800  
OR OTHER AS SPECIFIED BY VILLAGE  
OF PAWLING.

ADD NEW ELECTRICAL SERVICE FOR NEW DWELLING

#### Notes:

- 1) This subdivision is considered a major subdivision per Village of Pawling Code.  
**MAJOR SUBDIVISION** - All subdivisions not classified as minor subdivisions.  
**MINOR SUBDIVISION** - Any subdivision containing not more than three (3) lots fronting  
on an existing street not involving any new street or road or the extension of municipal facilities and not  
adversely affecting development of the remainder of parcels or adjoining properties and not in conflict with  
any provisions or portions of the Zoning Ordinances or this chapter or any Master Plan or Official Map now  
or hereafter adopted.
- 2) Plan shows some site plan details for planning board clarification on future development/construction.
- 3) Per Village Urban Regulations home height shall be no taller than 2.5 stories. Where each story can have maximum 13'  
ceiling heights. Proposed home is only 1.5 stories tall with 9' ceilings. See elevation sketch of proposed home also submitted  
with this package.
- 4) Per Village Urban Regulation parking shall be at rear of side of home at least 28' from front property line. Additionally,  
there shall be 2 spots per dwelling. This criteria has been met for both lots. Lot 2 will have attached 2 car garage in the  
front of the home which is located more than 28' from front property line. Lot 1 parking will be in the rear.
- 5) Owner will be seeking a variance for the required garden wall or fence at front property line for both lots. A majority of  
houses on Walnut Street do not have this feature and it will not aesthetically fit into the existing neighborhood.
- 6) There shall be no planting or fencing along the property southern property line parallel to the entry driveway for the Parcel,  
which covenants and restrictions shall run with the land in perpetuity and be binding on all successors and assigns. The Village  
of Pawling is expressly acknowledged to be a third party beneficiary entitled to rely upon and enforce these covenants and  
restrictions.

TABLE OF BULK REGULATIONS				
REQUIREMENT	R-3	URBAN REGS.	LOT 1	LOT 2
FRONT SETBACK	25'	PLANNING BOARD	24.5'	93'
SIDE SETBACK	20'	8'	12.7'	9.2'
REAR SETBACK	20'	40'	51.5'	96'
FRONTAGE	100'	R-3	102'	30'
LOT SIZE	10,000 SQFT	R-3	10,245 SQFT	17,934 SQFT
MAX COVERAGE	25%	R-3	11.6%	8.4%

All area variances were approved by Village of Pawling ZBA on 1/24/2024

OWNER NAME AND ADDRESS

BRIAN SENNO28 WALNUT ST  
PAWLING, NY 12564

DATE: 2/21/2024



## SUBDIVISION SITE PLAN

Senno Residence  
28 Walnut St.  
Pawling NY, 12564

- Alterations of this drawing, except by a Licensed  
Professional Engineer or Architect is illegal. Any  
alteration by a Professional Engineer or Architect must  
be indicated and bear his/her seal, signature and date  
of alteration.  
- The user of this drawing shall verify all dimensions  
shown and scale of this drawing.  
- All written dimensions shall have precedence over  
scaled dimensions.

JORDAN STRACK, P.E.  
193 WALSH RD  
LAGRANGEVILLE NY, 12540  
845-546-0405

1" = 40'

1-1